

FOR SALE OR LEASE- SPRINGVILLE OFFICE SPACE

PROFESSIONAL | FLEXIBLE | MOVE-IN READY

1086 N 450 W, Units 209 and 210, Springville, UT

PROPERTY HIGHLIGHTS



Sale Details

- \$220,000 per unit
- Offices can be purchased together or separately

Lease Details

- \$13.50 PSF
- \$2.40 NNN fee
- Unit 209 1155 s.f.
- Unit 210 1155 s.f.
- 2 Units can be Combined for a total of 2,310 s.f.
- Lease individual unit or entire contiguous space

Property Highlights

- Two private conference rooms
- Large open collaboration area
- Modern second-floor office layout
- Private break room
- High-speed Comcast available
- Onsite HOA management
- Excellent natural light throughout

Location Advantages

- Prime Springville office location with quick I-15 access
- Minutes from Main Street, retail, dining & services
- Surrounded by established professional businesses
- Easy access to Provo, Spanish Fork & Utah County
- Mountain views and professional park setting

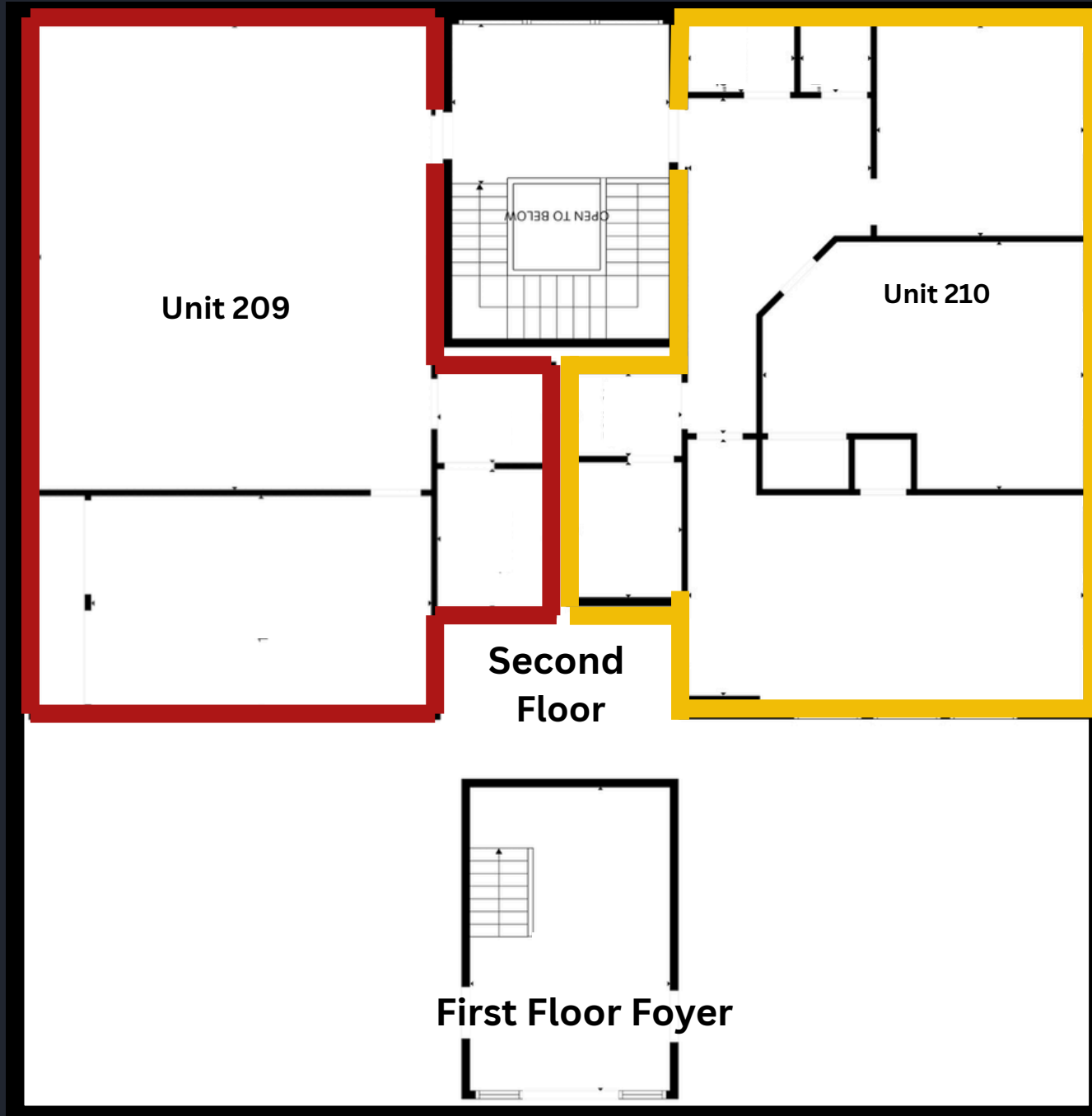




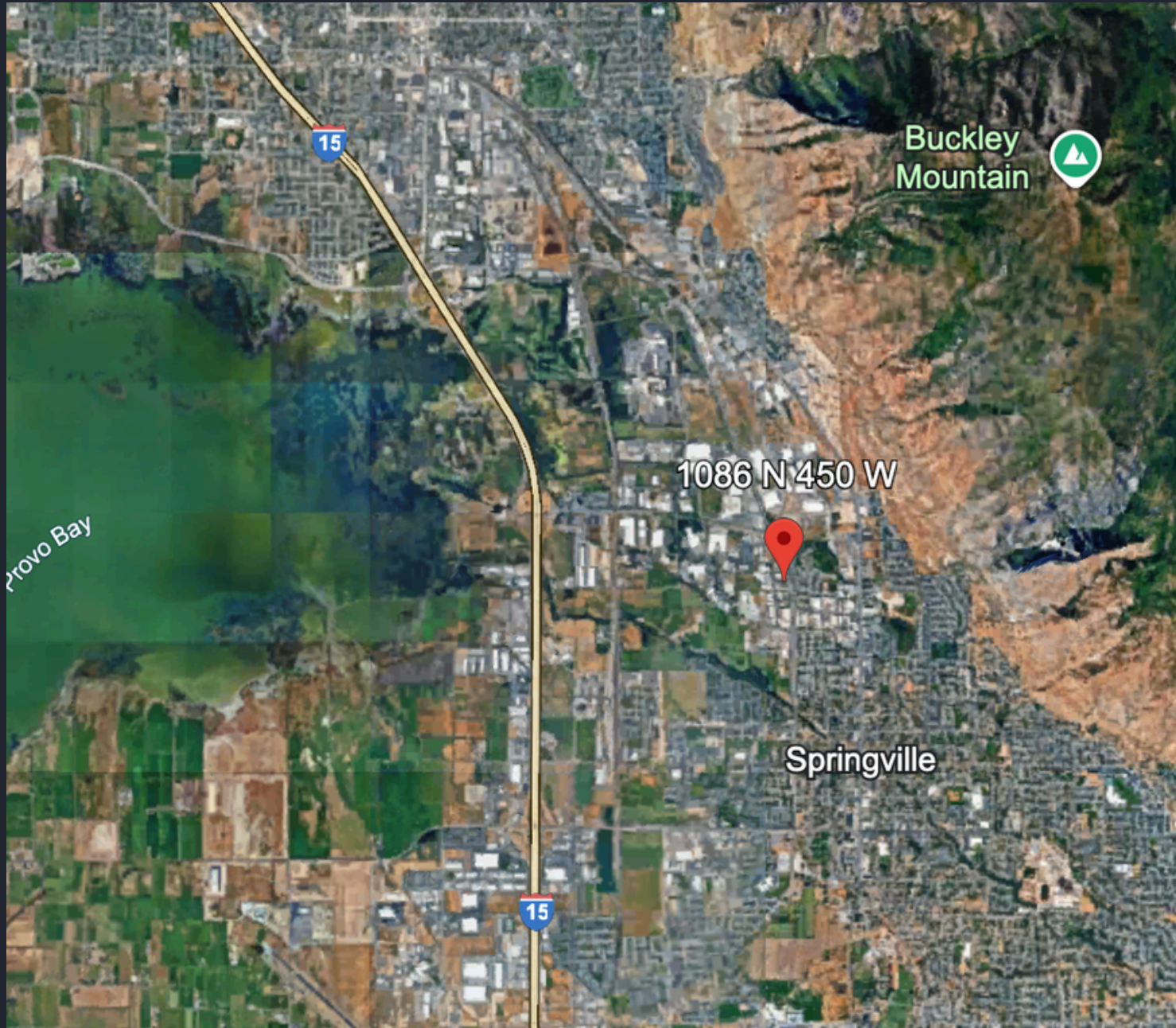




FLOORPLAN



AERIAL VIEW



**CONTACT US TODAY
FOR A PRIVATE TOUR!**

Aaron Cook - Aaron@Coreutah.com - 801-787-7255

Kevin Ford - Kevin@Coreutah.com - 801-473-6519



**1086 N 450 W, Units 209 and 210
Springville, UT**